

# Rolfe East



Malvern Way, Ealing, W13 8EA

Offers In Excess Of £300,000

- One bedroom flat
- Second floor
- South west facing balcony
- Double glazed windows
- Annual service charge £1,398.47
- Share of freehold
- Excellent condition throughout
- Original parquet flooring
- EPC rating: TBC / council tax band: C
- Estimated rental value of £1,700 pcm



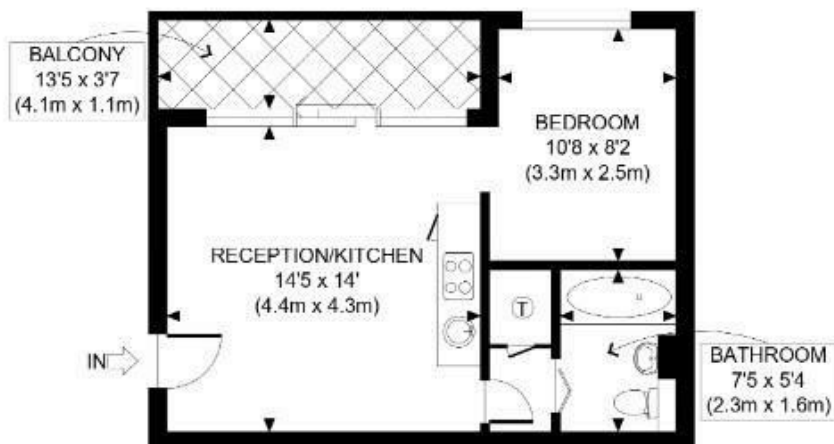
# Wye Court Malvern Way, Ealing W13 8EA

With beautiful south westerly panoramic views and floor to ceiling windows leading to a large balcony, this stylish one bedroom apartment is in excellent condition throughout. It is part of a well kept residential development with private off-street parking and established landscaped gardens. It is within easy reach of both Ealing Broadway and the cafes, shops and extensive parkland of Pitshanger Village.



Council Tax Band: C





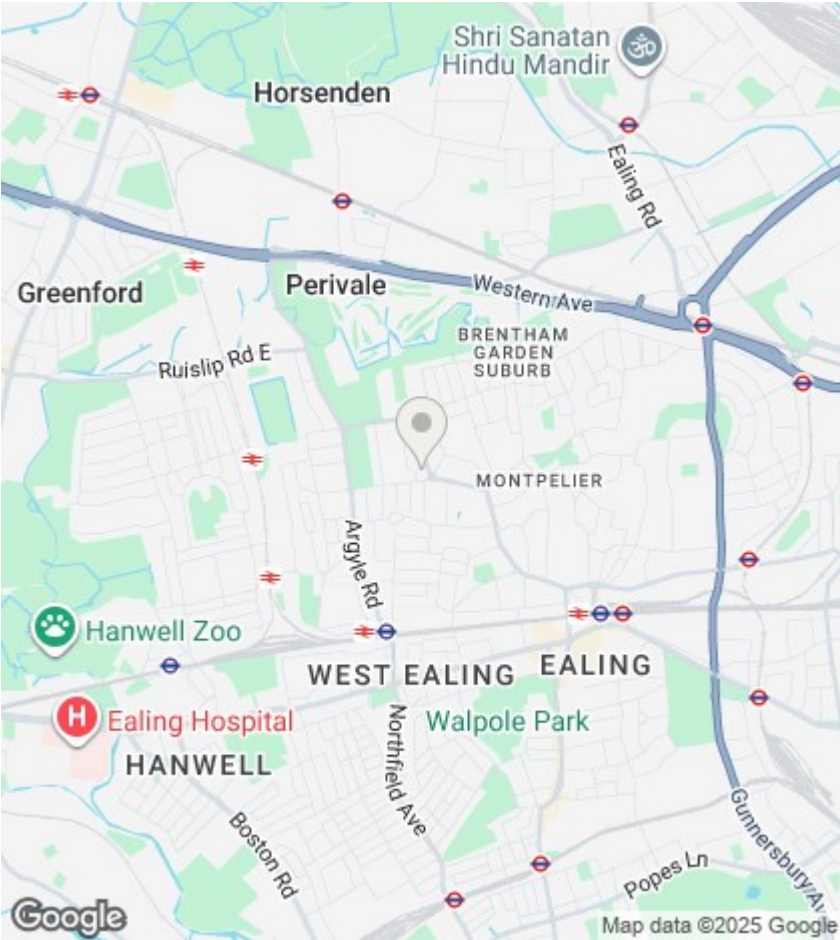
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 365 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 365 SQ FT/ 34 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Directions

Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	